

BOUNDARY DESCRIPTION
TOWNSHIP 4 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN.
PORTION IN SECTION 11:
Beginning at the Northeast Corner of Section 11; thence South 0°02'09" East 1958.44 to the Southeast Corner of the North Half of the Southeast Quarter of the Northeast Quarter; thence South 89°46'58" West 1317.08 feet to the Southwest Corner of said N1/2 of said SE1/4 of said NE1/4; thence North 0°39'58" West 660.23 feet to the Southeast Corner of the Northwest Quarter of said NE1/4; thence North 89°53'50" West 1324.33 feet to the Southwest Corner of said NW1/4 of said NE1/4; thence South 89°03'48" West 1320.86 feet to the Southwest Corner of the Northeast Quarter of the Northwest Quarter; thence North 54°30'00" East 2323.10 feet to a point on the North line of said Section 11; thence South 89°16'02" East 2077.42 feet to the point of beginning, containing 111.406 acres.

PORTION IN SECTION 2
Beginning at a point on the North section line and being North 89°16'02" West 1113.49 feet from the Southeast Corner of said Section 2; thence continuing North 89°16'02" West 963.93 feet along said section line; thence leaving said section line and running North 54°30'00" East 294.45 feet to an existing road; thence North 4°21'00" East 255.00 feet along said road; thence North 23°30'00" East 95.00 feet along said road; thence North 46°00'00" East 210.00 feet along said road; thence South 7°35'21" East 249.78 feet along said road; thence South 28°00'00" East 165.00 feet along said road; thence South 37°00'00" East 155.00 feet along said road; thence South 68°00'00" East 245.00 feet along said road; thence South 54°00'00" East 105.00 feet to the point of beginning, containing 5.150 acres.
Total size 116.556 acres.

OWNER'S CERTIFICATE
Know all men by these presents: that I, the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____ }

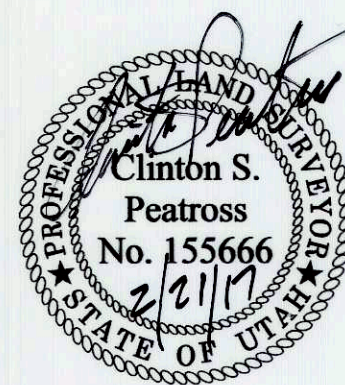
On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, a J.T. GRANT COMPANY signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____

Notary Public _____

DUCHESNE COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.
Stephen Potter Duchesne County Treasurer
DUCHESNE COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision on this _____ day of _____, 20____, by the Duchesne County Planning Director.
Michael A. Hyde Duchesne County Planning Director
DUCHESNE COUNTY RECORDER
State of Utah s.s. Entry Number _____
County of Duchesne
Filed for recording at the request of _____ on this _____ day of _____, 20____. Time _____ Fee: _____
Shelley Brennan Duchesne County Recorder

- DESCRIPTION OF POINT NUMBERS
- #1 The Northwest Corner of Section 2 is an aluminum cap monument.
 - #2 The North 1/4 Corner of Section 2 is a 1/2" rebar.
 - #3 The Northeast Corner of Section 2 is a 1/2" rebar.
 - #4 The position of the West 1/4 Corner of Section 2 was determined to be along the section line between the NW Section Corner and the SW Section Corner, and the projection of a bearing from the East 1/4 Corner, according to an oil well location plat prepared by Uintah Engineering.
 - #5 The East 1/4 Corner of Section 2 is a 1/2" rebar.
 - #6 The position of the Southwest Corner of Section 2 was determined by a proportionate measurement between the West 1/4 Corner of Section 2 and the West 1/4 Corner of Section 11, and distances running westerly of record from the South 1/4 Corner of Section 2, according to the Cedar Mountain #9, Phase 5 subdivision plat.
 - #7 The South 1/4 Corner of Section 2 is a 1/2" rebar.
 - #8 The Southeast Corner of Section 2 is a 1/2" rebar.
 - #9 The position of the West 1/4 Corner of Section 11 was determined from bearing trees, nothing set.
 - #10 The East 1/4 Corner of Section 11 is a 1/2" rebar.
 - #11 The Southwest Corner of Section 11 is a 3" galvanized cap on a pipe, according to Record of Survey #1353.
 - #12 The South 1/4 Corner of Section 11 is a 1/2" rebar.

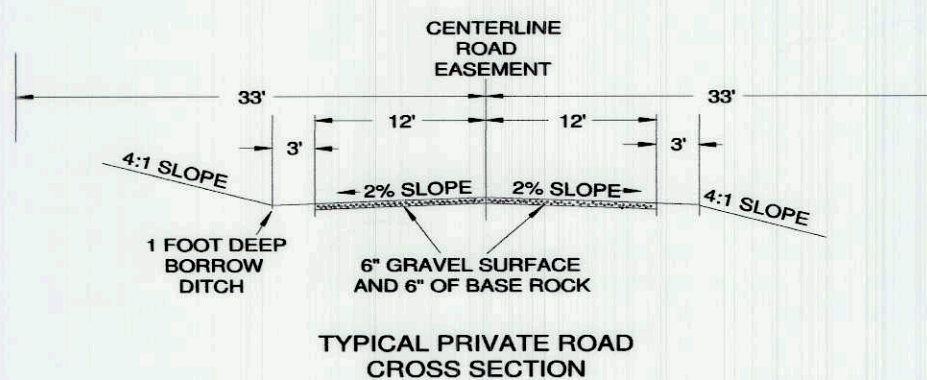


RECORD OF SURVEY AND MINOR SUBDIVISION FOR MOUNTAINS WEST RANCHES

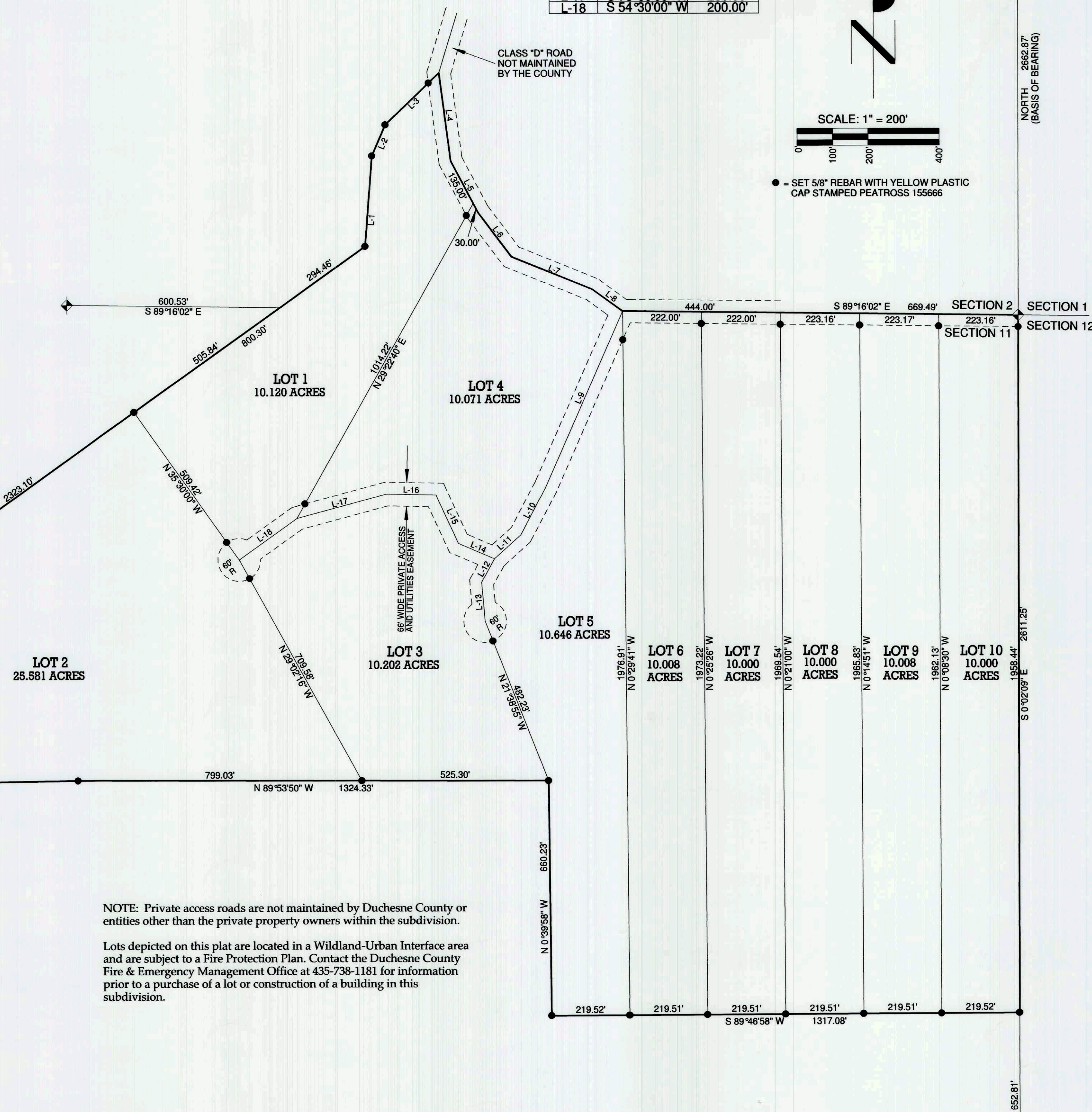
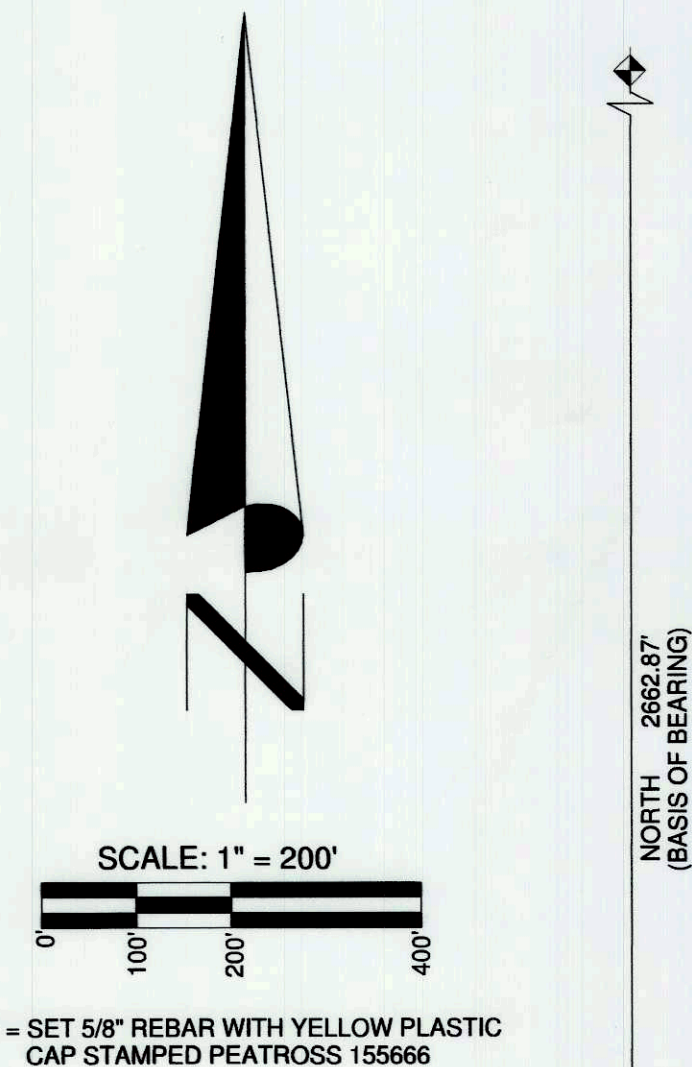


TO BE KNOWN AS THE CEDAR'S EDGE SUBDIVISION

LOCATED IN SECTIONS 2 AND 11
TOWNSHIP 4 SOUTH, RANGE 7 WEST
UTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 4°21'00" E	255.00'
L-2	N 23°30'00" E	95.00'
L-3	N 46°00'00" E	210.00'
L-4	S 7°35'21" E	249.78'
L-5	S 28°00'00" E	165.00'
L-6	S 37°00'00" E	155.00'
L-7	S 68°00'00" E	245.00'
L-8	S 54°00'00" W	105.00'
L-9	S 23°42'00" W	540.00'
L-10	S 27°46'00" W	150.00'
L-11	S 48°00'00" W	100.00'
L-12	S 29°00'00" W	75.00'
L-13	S 5°00'00" E	110.00'
L-14	N 67°00'00" W	110.00'
L-15	N 25°00'00" W	150.00'
L-16	N 89°00'00" W	140.00'
L-17	S 75°00'00" W	260.00'
L-18	S 54°30'00" W	200.00'



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described properties, for the purpose of preparing a Record of Survey and Minor Subdivision plat:

NARRATIVE

PURPOSE OF SURVEY: Prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Being North from the Southeast Corner to the East Quarter Corner of Section 2, Township 4 South, Range 7 West, Utah Special Base and Meridian.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of the Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

PREPARED BY PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84002

CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 11/15/2016 DATE PLOTTED: Tuesday 2/21/17
SHEET: 1 OF 1 FILE NAME: MOUNTAINS WEST RANCHES JOB # 1232

County Surveyor's File # 3483